



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:29:29  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660028736 <b>Parcel ID</b> 000000-00-0-00609-002-0005 <b>Cadastral ID</b> 34-20-14-01710 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 277361 ZERBE, CHERYL M  1203 N 151ST AVE TULSA OK 74116-0000  <b>Parcel Location</b> <b>Situs</b> 01203 N 151ST E AVE <b>Subdivision</b> PONDEROSA ESTATES <b>Lot/Block</b> 0005 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 34 / 20 / 14 / 5 <b>Neighborhood</b> 1045 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660028736_001.JPG 9/29/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.17216031 -95.80798286 LOT 5 BLOCK 2 PONDEROSA ESTATES																																																																																																																									
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Time 23:29:29  
Page 2

Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.483	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	21,041.00 x 2.45 = 51,550	
Factor Value		
Adjustments	1.0000	
Lot Value	51,550	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,642 / 1,642
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,642
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1967 / 44

Cost Approach		Manual : 01/2025	
Base Cost	97.20	Total Misc Impr	+ 10,408
Roofing Adj	+ 4.44	Garage Cost	+ 17,947
Subfloor Adj	+ -1.15	Total RCN	= 222,636
Heat/Cool Adj	+ 11.47	Depreciation ( 52%)	- 115,771
Plumbing Adj	+ 6.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 106,865
Adj Base Cost	= 118.32	Lot Value	+ 51,550
Total Area	x 1,642	Indicated Value	= 158,415
Adjusted Cost	= 194,281	Value Per SqFt	96.48



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	164,758	100.34	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	158,650 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,865		
Lot Value	51,550		
Indicated Value	158,415	96.48	Per SqFt
Agland Value			
Site Improvements	1,686		
Total Value	160,101	97.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	69030	27x6		162	23.71		3,841
PATO	SLAB PORCH - OPEN	69031	14x10		140	10.51		1,471



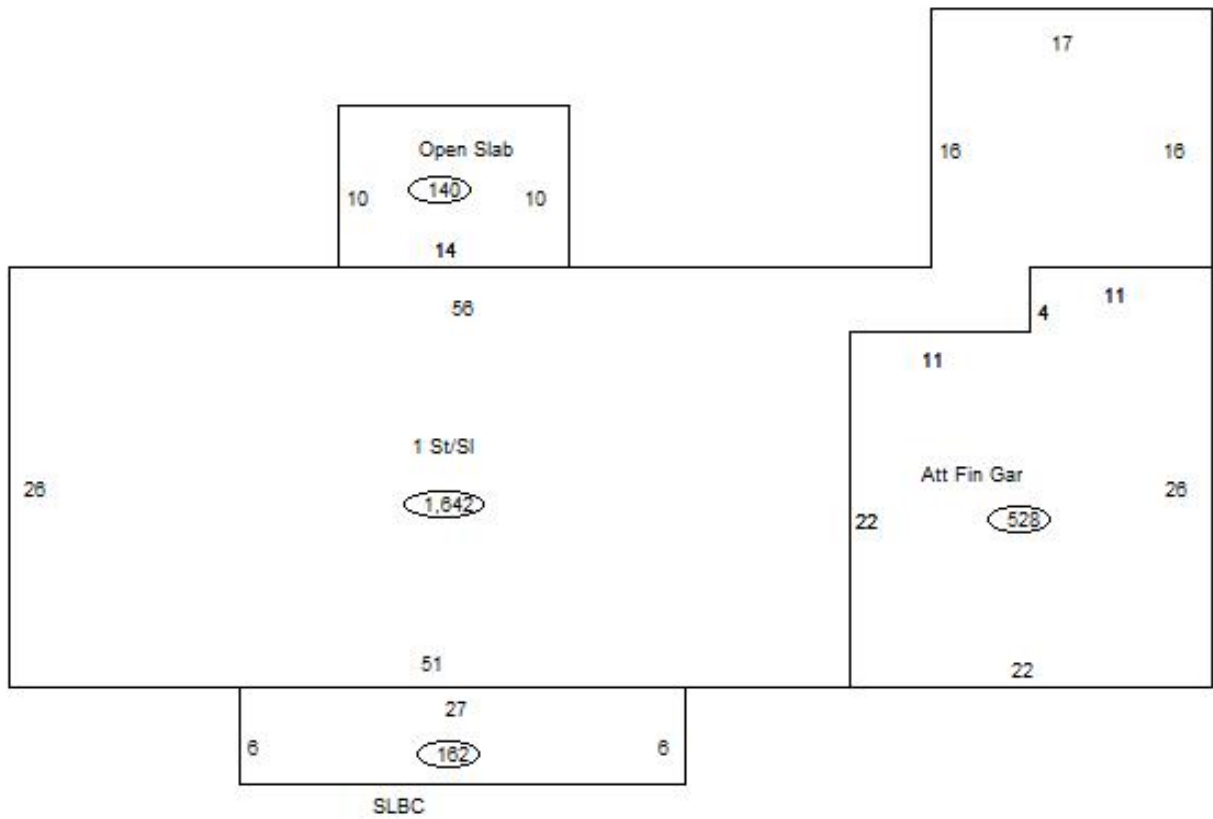
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 Page 3

Sketch Image

660028736



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,642	1.000	1,642
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	162	1.000	162
4	M	PATO		13	Open Slab	140	1.000	140
<b>Total Building Area</b>						1,642		1,642



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Time 23:29:29  
Page 4

660028736

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual	2	Cond 3	Year 2010	Eff Age 12	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (19.51 x 160)	3,122		3,122	1,436
	SHDS	Shed - Small - NCV	8x8x6			64
	Qual	1	Cond 1	Year 1970	Eff Age 78	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ 0% Func)</b>	<b>RCNLD</b>
		Base Cost (23.57 x 64)	1,508		1,508	1,508